137.0	0002	0001.0	1 of 1	Residential		Total Card / Total Parcel
Map	Block	Lot	CARD	ARLINGTON	APPRAISED:	1,172,400 / 1,172,400
					USE VALUE:	1,172,400 / 1,172,400
					ASSESSED:	1,172,400 / 1,172,400

PROPERTY LOCATION

No	Alt No	Direction/Street/City
30		BRUNSWICK RD, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	COLINDRES NESTOR
Owner 2:	MANLEY LAURA
Owner 3:	
Street 1:	30 BRUNSWICK RD
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry: Own Occ: Y
Postal:	02476 Type:

PREVIOUS OWNER

Owner 1:	ANDREWS DAVID M III & KAYLA -
Owner 2:	-
Street 1:	30 BRUNSWICK RD
Twn/City:	ARLINGTON
St/Prov:	MA Cntry:
Postal:	02476

NARRATIVE DESCRIPTION

This parcel contains 6,007 Sq. Ft. of land mainly classified as One Family with a Colonial Building built about 2005, having primarily Clapboard Exterior and 2478 Square Feet, with 1 Unit, 2 Baths, 1 3/4 Bath, 1 HalfBath, 9 Rooms, and 5 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo		
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	6007.000	632,200		540,200	1,172,400
Total Card	0.138	632,200		540,200	1,172,400
Total Parcel	0.138	632,200		540,200	1,172,400

Source: Market Adj Cost | Total Value per SQ unit /Card: 473.12 | /Parcel: 473.1

Legal Description

Entered Lot Size
Total Land:
Land Unit Type:

User Acct: 230950
GIS Ref:
GIS Ref:
Insp Date: 09/29/17

Patriot Properties Inc.

PREVIOUS ASSESSMENT

Parcel ID: 137.0-0002-0001.0

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	101	FV	632,200	0	6,007.	540,200	1,172,400	1,172,400	Year End Roll	12/18/2019
2019	101	FV	489,700	0	6,007.	570,200	1,059,900	1,059,900	Year End Roll	1/3/2019
2018	101	FV	489,700	0	6,007.	420,100	909,800	909,800	Year End Roll	12/20/2017
2017	101	FV	482,500	0	6,007.	402,100	884,600	884,600	Year End Roll	1/3/2017
2016	101	FV	482,500	0	6,007.	372,100	854,600	854,600	Year End	1/4/2016
2015	101	FV	472,500	0	6,007.	312,100	784,600	784,600	Year End Roll	12/11/2014
2014	101	FV	472,500	0	6,007.	304,900	777,400	777,400	Year End Roll	12/16/2013
2013	101	FV	472,500	0	6,007.	290,500	763,000	763,000		12/13/2012

!14640!

PRINT

Date	Time
12/11/20	04:28:13

LAST REV

Date	Time
11/19/20	10:44:07

mmcmakin

SALES INFORMATION

TAX DISTRICT:

PAT ACCT.: 14640

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
ANDREWS DAVID M	75968-488	1	10/23/2020		1,275,000	No	No		
SOLOFF DANA J,	75263-123	1	7/31/2020		1,203,000	No	No		
NEW ENGLAND BUI	49261-577		4/9/2007		780,000	No	No		
CATH STANLEY HO	46613-450		12/6/2005	Portion-Asst	887,000	No	No		
CATH STANLEY HO	27773-101		10/16/1997	Family	10	No	No	4	

USER DEFINED

Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
10/18/2005	968	New Buil	190,000			G7	GR FY07	2.5 STY SF COLONIA

ACTIVITY INFORMATION

Date	Result	By	Name
11/19/2020	SQ Mailed	MM	Mary M
9/9/2020	SQ Mailed	MM	Mary M
10/21/2017	Missed Appt.	BS	Barbara S
9/29/2017	MEAS&NOTICE	HS	Hanne S
9/29/2017	MEAS&NOTICE	HS	Hanne S
4/21/2009	Inspected	189	PATRIOT
2/9/2009	Measured	372	PATRIOT
12/3/2008	MLS	MM	Mary M
7/25/2007	MLS	HC	Helen Chinal

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		6007		Sq. Ft.	Site		0	90.	1.00	10									540,187						540,200	

Total AC/HA: 0.13790 | Total SF/SM: 6007 | Parcel LUC: 101 | One Family | Prime NB Desc: ARLINGTON | Total: 540,187 | Spl Credit | Total: 540,200

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	6 - Colonial		
Sty Ht:	2H - 2 & 1/2 Sty		
(Liv) Units:	1	Total:	1
Foundation:	1 - Concrete		
Frame:	1 - Wood		
Prime Wall:	2 - Clapboard		
Sec Wall:			%
Roof Struct:	1 - Gable		
Roof Cover:	1 - Asphalt Shgl		
Color:	GRAY		
View / Desir:			

GENERAL INFORMATION

Grade:	B- - Good (-)		
Year Blt:	2005	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:	G7	Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wall	1 - Drywall		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:	4 - Carpet	30	%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:	1		
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	2 - Gas		
Heat Type:	1 - Forced H/Air		
# Heat Sys:	1		
% Heated:	100	% AC:	100
Solar HW:	NO	Central Vac:	NO
% Com Wall		% Sprinkled:	

BATH FEATURES

Full Bath	2	Rating:	Very Good
A Bath:		Rating:	
3/4 Bath:	1	Rating:	Very Good
A 3QBth		Rating:	
1/2 Bath:	1	Rating:	Very Good
A HBth:		Rating:	
OthrFix:	1	Rating:	Good

OTHER FEATURES

Kits:	1	Rating:	Very Good
A Kits:		Rating:	
Frpl:	1	Rating:	Very Good
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	VG - Very Good	1.3	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	1.3	%

CALC SUMMARY

Basic $ / SQ:	125.00
Size Adj.:	1.11874998
Const Adj.:	0.99693000
Adj $ / SQ:	139.414
Other Features:	138569
Grade Factor:	1.21
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	640498
Depreciation:	8326
Depreciated Total:	632172

COMMENTS

OF=XTRA SHOWER IN BMT.

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units:	1

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												

Totals	RMs:	9	BRs:	5	Baths:	2	HB	1

REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
1	9	5	M
Totals			
1	9	5	

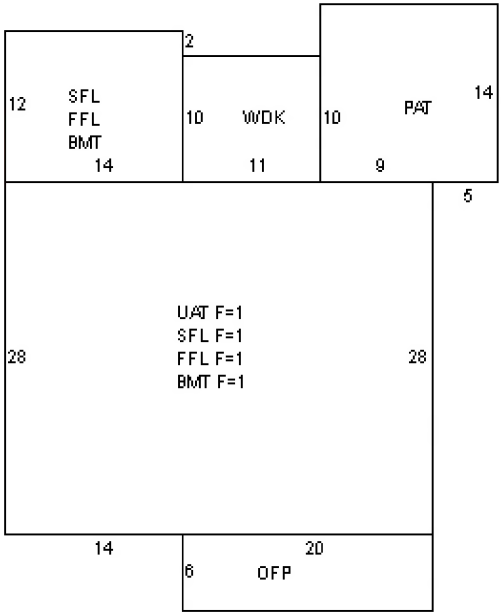
COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:	Ind.Val

Juris. Factor:	1.00	Before Depr:	168.69
Special Features:	0	Val/Su Net:	157.11
Final Total:	632200	Val/Su SzAd	282.23

SKETCH



SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
BMT	Basement	1,120	41.820	46,843
FFL	First Floor	1,120	139.410	156,144
SFL	Second Floor	1,120	139.410	156,144
UAT	Upper Attic	238	107.350	25,549
PAT	Patio	196	4.150	813
OFP	Open Porch	120	30.160	3,619
WDK	Deck	110	15.040	1,655

Net Sketched Area:	4,024			Total:	390,767
Size Ad	2240	Gross Are	4738	FinArea	2478

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten
UAT	100	FLA	100	G	

IMAGE

MOBILE HOME

Make:		Model:		Serial #:		Year:		Color:	

SPEC FEATURES/YARD ITEMS

PARCEL ID

137.0-0002-0001.0

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value

More:	N	Total Yard Items:		Total Special Featues:		Total:	